









This popular style two bedroom semi detached home with generous gardens to the rear, a double drive to the side with a garage and FREEHOLD title offers an exciting opportunity to both first time buyers and those wishing to downsize within this ever fashionable "Cotswolds" estate.

Available with no upward chain, the property internally comprises entrance vestibule, living room, dining kitchen, conservatory, two first floor double size bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. Externally there are laid to lawn gardens to the front and rear and the garage to side features an electric remote control door.

Perfectly situated for the A19 making it perfect for commuting through to the North East conurbation, this delightful home is sure command a huge level of interest and therefore immediate internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to

### Entrance Vestibule

Wall lights and Porthole window to side, electric wall mounted panel heater, door to living room.

### Living Room 15'5" x 12'7"



UPVC double glazed window to front, double radiator, electric fire with feature surround, granite insert and hearth, spindle balustrade staircase, plaster coved cornicing to ceiling.

### Kitchen/Diner 12'7" x 8'11"



Selection of base and eye level units with granite coloured working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink unit with pedestal mixer tap, space for gas cooker with overhead extractor hood, space for fridge freezer, plumbing for automatic washing machine, wall mounted Baxi Duotech gas combination boiler serving hot water and radiators, dining area with single radiator, laminate flooring, UPVC double glazed window, UPVC double glazed door leading out into conservatory.

### Conservatory 8'9" x 8'11"



UPVC double glazed windows and French doors leading out into spacious sun drenched rear gardens.

### First Floor Landing

Access point to loft. UPVC double glazed window to side and built in cupboard with fitted shelving.

### Bedroom 1 (rear) 8'11" x 12'7"



Maximum dimensions into fitted wardrobes and overhead cupboards, UPVC double glazed window to rear, single radiator.

### Bedroom 2 (front) 7'9" x 12'7"



Maximum dimensions into fitted wardrobes, bulk head cupboard with fitted shelving and UPVC double glazed window, single radiator.

### Bathroom



Low level WC, pedestal washbasin, panel bath with overhead electric shower - white suite with part tiled walls, electric shaving point, single radiator, vinyl flooring, UPVC lined ceiling with halogen downlights, ceiling mounted extractor unit, fitted shelving.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Open plan laid to lawn gardens to the front, block paved drive with off street parking for up to two cars and attached garage. Spacious lawned rear gardens with mature borders and patio seating area, accessed directly from the conservatory.

### Garage 16'6" x 8'6"

Electric remote control insulated roller shutter door, electric points, single glazed window and part glazed door to rear elevation.

### Council Tax Band

The Council Tax Band is Band B.

### Tenure Freehold

We have been advised by the Vendors they are in the process of buying the Freehold title and will be completion upon completion of the sale. Any prospective purchaser should clarify this with their Solicitor.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

### Fawcett Street Viewings

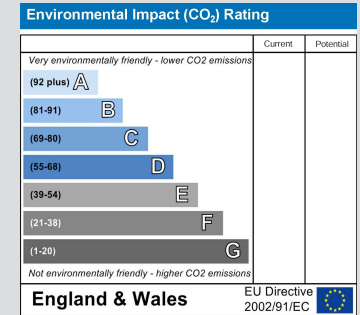
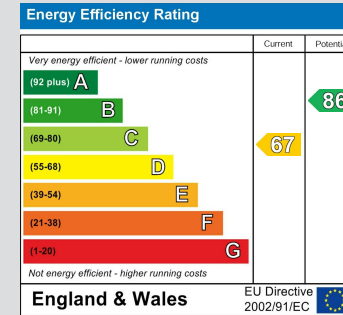
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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